

**RE/MAX**  
COMMERCIAL

FOR SALE

*330 E. Mulberry Street*

FORT COLLINS, CO 80524



*High Exposure Property For Sale*

## SITE PHOTOS



## THE OFFERING

### OFFERING SUMMARY

**Priced at \$799,000 (\$358 per sf) for 2,232 sf.**

Bungalow style office space with excellent exposure and parking.

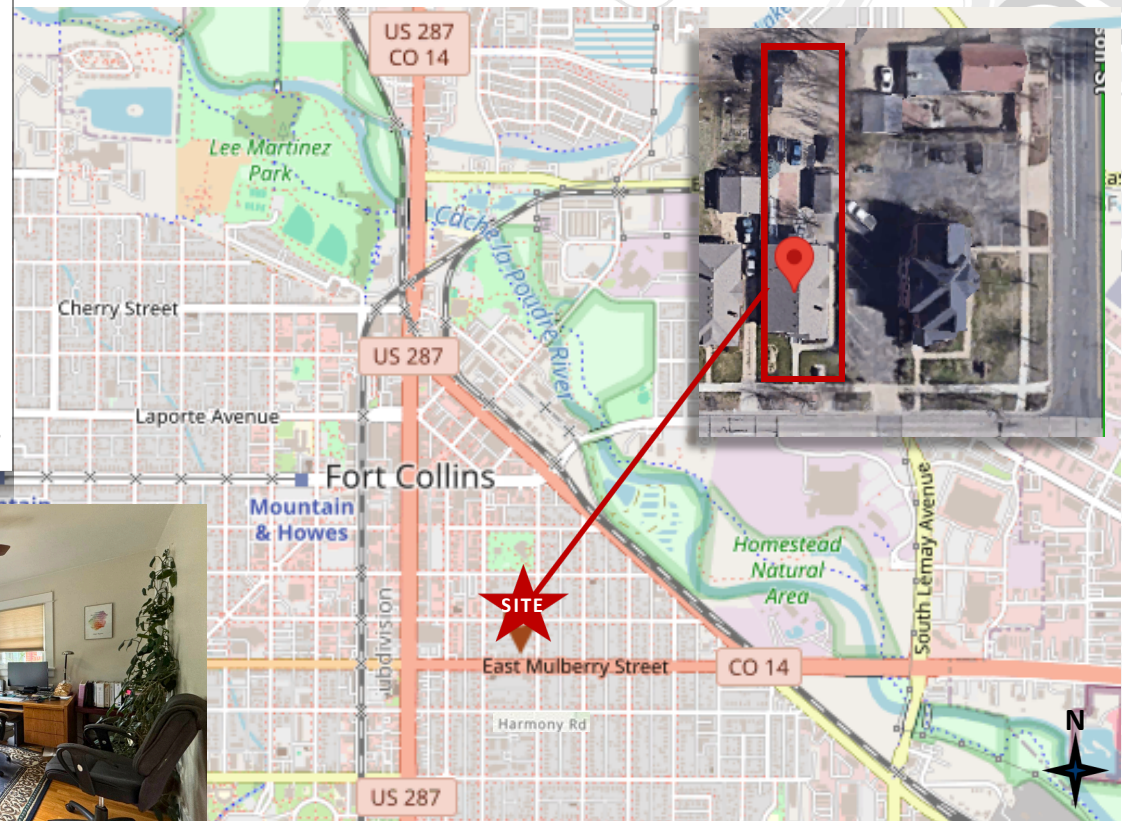
The main level is 1,332 sf and contains wood floors, conference room, three separate offices/areas, wood burning fireplace, and cat6 network wired.

The lower level is 900 sf and currently used as office but was previously leased as an apartment w/a washer and dryer. The property contains a 252 sf detached garage and a 9,500 sf lot.

Previous uses were real estate company, hair salon, software company.

Located in the Old Town District Zoning. YOC 1920.

Current occupant's lease ends 7/31/26 with no option to renew.





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CONTACT

*Broker Contact*

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